

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 30, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 30, 2012 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### **OPEN SESSION**

**ACCEPTANCE OF MINUTES OF APRIL 23, 2012.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 23, 2012. The motion passed unanimously.

### **COMMUNICATIONS**

**Filing Required for Statement of Financial Interest.** Mr. Dillon informed Board members that the Office of State Ethics had received each member's statement of financial interest in advance of the May 1, 2012 filing deadline.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

**PRB #** 12-110 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-023  
**Grantor:** Andrew P. Chabot  
**Property:** 7 Hill Parkway, Middlebury, CT

**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.46+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 30, 2012

Page 2

The subject property at 7 Hill Parkway, Middlebury, is the 24<sup>th</sup> acquisition in this project to come before the Board. It is located in the project's Phase 3 (of 7) area, which has 10 properties located on Hill Parkway and Christian Road. Ms. Goodhouse recommended approval for the following reasons:

1. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports.
2. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
3. The appraisal report prepared by Edward P. Sass, Jr. as of 1/13/2012 supports the compensation of \$257,000.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 12-113 **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** CLC/CLC  
**Statutory Disclosure Exemptions:** 1-200(6)(d) & 12-802(a)

**PRB #** 12-114 **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** CLC/CLC  
**Statutory Disclosure Exemptions:** 1-200(6)(d) & 12-802(a)

The Board commenced its discussion of the proposed Lease Amendments at 9:40 a.m. and concluded at 9:57 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 12-107 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-AUD-0014  
**Consultant:** Blum, Shapiro & Company, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide DCS with consulting services for the review of documents, financial records, cost analysis and entitlements with a goal of providing a report, conclusions and recommendation to the State for various claims.

**PRB#** 12-108 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-AUD-0016

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 30, 2012

Page 3

**Consultant:** Navigant Consulting, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** To provide DCS with consulting services for the review of documents, financial records, cost analysis and entitlements with a goal of providing a report, conclusions and recommendation to the State for various claims.

Mr. Dillon said that this is the 5<sup>th</sup> series of On-Call Claims Auditor Consulting Contracts awarded by the Department of Construction Services (“DCS”) since 2002. The two (2) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$300,000 per contract and a common expiration date of 06/30/2014.

Both of the firms that are being submitted to the Board under this current 5<sup>th</sup> series RFP have been previously approved for Claims Auditor Consulting On-Call Contracts. Blum, Shapiro & Company, P.C. was awarded contracts under all of the last four series and Navigant Consulting, Inc. was awarded contracts on the 2<sup>nd</sup> through the 4<sup>th</sup> Series.

A Request for Qualifications (RFQ) for consultant services was released in June 2011 and elicited six (6) responses. Thereafter, the DCS selection panel began the process of evaluating all 6 proposals. At the end of the process the State Selection panel recommended four firms for approval as On-Call Claims Auditor Consulting firms. At this time DCS has only submitted two firms to SPRB for review and approval.

Mr. Dillon recommended Board approving the two firms as potential Claims Auditor Consultants for projects of various sizes and scope. Both firms have provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILES #12-107 & #12-108** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #12- 107 and #12-108. The motion passed unanimously.

**PRB FILE #12-110** - Mr. Valengavich and Mr. Millstein seconded a motion to approve PRB File #12- 110. The motion passed unanimously.

**PRB FILES #12-113 and #12-114** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #12-113 and #12-114. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary